City of Houston, Texas, Ordinance No. 2014-806

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE OLD SPANISH TRAIL/ALMEDA CORRIDORS REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS (OLD SPANISH TRAIL/ALMEDA CORRIDORS ZONE); APPROVING THE FISCAL YEAR 2015 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2015-2019 CAPITAL IMPROVEMENTS BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * * * *

WHEREAS, the Old Spanish Trail/Almeda Corridors Redevelopment Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with Reinvestment Zone Number Seven, City of Houston, Texas (the "Zone"), has submitted an Operating Budget for Fiscal Year 2015 (the "Operating Budget") and a five-year Capital Improvements Projects Budget for Fiscal Years 2015-2019 (the "CIP Budget," and, collectively with the Operating Budget, the "Budgets") to the City Council for approval pursuant to that certain agreement between the City, the Authority, and the Zone approved by Ordinance No. 1998-681, as amended by Ordinance No. 2001-127; and

WHEREAS, the City designated the Zone on May 7, 1997, by Ordinance No. 97-478 over a certain area within the City and added additional areas to the Zone by Ordinance No. 98-1145 approved on December 9, 1998, by Ordinance No. 2008-418 approved on May 14, 2008, and by Ordinance No. 2013-796 approved on September 11, 2013; and

WHEREAS, the Budgets are based on the following assumptions:

1. The timely implementation of capital improvement projects in the Budgets may require the Authority to incur debt; and

2. The City's Chief Development Officer will assist the Authority in identifying a cost-efficient method to finance the costs of the capital improvements, and

WHEREAS, the City has experienced an incremental increase in the cost of providing municipal services as a result of the creation of the Zone and the development and redevelopment of the land in the Zone; and

WHEREAS, the City Council finds that it is appropriate to recover its incremental costs of municipal services for Fiscal Year 2015 from the tax increment produced by the City and paid into the Tax Increment Fund of the Zone, subject to complying with the provisions of Texas Tax Code Section 311.010(i); and

WHEREAS, the City Council finds that the incremental costs of providing municipal services set forth in the Operating Budget attached hereto as **Exhibit "A"** are reasonable and will be paid from the tax increment produced by the City and paid into the Tax Increment Fund of the Zone; and

WHEREAS, the City Council desires to approve the Budgets; **NOW, THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. That the findings contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. That the City Council takes cognizance of the fact that in order to implement the Project Plan and Reinvestment Zone Financing Plan for the Zone, as amended, and to make adjustments occasioned by events transpiring during the year, the Authority, upon the approval of the City's Chief Development Officer, may transfer funds from one Line Item of Project Costs shown on **Exhibit "A"** to another. Unless approved by the City Council, the Authority may only transfer funds (1) as needed for Debt Service and (2) from one Line Item of Project Costs to another provided that the aggregate of such transfers does not exceed $400,000 during Fiscal Year 2015. Subject to the foregoing, the Operating Budget attached hereto as **Exhibit "A"** is hereby approved for the Authority.

Section 3. That the CIP Budget attached hereto as **Exhibit "B"** is hereby approved for the Zone.

Section 4. That not later than March 31, 2015, the Zone and the Authority shall, in cooperation with City representatives (1) identify surplus funds in the Authority's Fiscal Year 2015 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2015 Operating Budget for the Authority approved by the City; and (2) make available any surplus Zone funds, through appropriate agreement, for projects identified by the City that are eligible for tax increment funding, such as affordable housing, areas of public assembly, incremental costs of municipal services attributable to development and redevelopment in the Zone, and capital projects that benefit the City and the Zone. The agreement may provide for the payment of surplus funds into one or more accounts established by the City or may provide for direct payment by the Authority for that purpose. The Zone and the Authority shall consider amendments to the Zone's Project Plan and Reinvestment Zone Financing Plan that may be necessary to accomplish this purpose, and shall expedite any such amendments.

Section 5. That the City's Chief Development Officer is directed to assist the Authority in identifying a cost-efficient method for financing public infrastructure consistent with financing principles used by the City.

Section 6. That the approval of this Budget is contingent upon receipt by the City's Chief Development Officer of a document signed by the Administrator of the Authority and/or Zone disclosing the name of each owner or developer of property within the Zone from which the Administrator has received compensation during the last five calendar years, and the amount of compensation by owner by year. Compensation may be expressed by category as follows:

Category I	Less than $1,000.00
Category II	At least $1,000.00 but less than $10,000.00
Category III	At least $10,000.00 but less than $50,000.00
Category IV	At least $50,000.00 but less than $100,000.00
Category V	At least $100,000.00 but less than $500,000.00
Category VI	At least $500,000.00 but less than $1,000,000.00
Category VII	$1,000,000.00 or more

Section 7. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 3rd **day of** September**, 2014.**

APPROVED this ______ day of ______________, 2014.

____

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is SEP 0 9 2014.

Anna Russell

City Secretary

(Prepared by Legal Department Donna Capps Gw)
(DRC:drc August 22, 2014) Assistant City Attorney
(Requested by Andrew F. Icken, Chief Development Officer, Office of the Mayor)
(L.D. File No. 0421300011003)
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AYE	NO	
✓		**MAYOR PARKER**
••••	••••	**COUNCIL MEMBERS**
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		NGUYEN
ABSENT-ON PERSONAL BUSINESS		PENNINGTON
✓		GONZALEZ
	ABSENT	GALLEGOS
✓		LASTER
✓		GREEN
✓		COSTELLO
✓		ROBINSON
	ABSENT	KUBOSH
✓		BRADFORD
✓		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT REVIEW
DATE: SEP 0 9 2014

EXHIBIT "A"

Fiscal Year 2015 Operating Budget for
Old Spanish Trail/Almeda Corridors Redevelopment Authority

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2015 BUDGET PROFILE

Fund Summary
Fund Name: OST/Almeda Corridors Redevelopment Authority
TIRZ: 07
Fund Number: 7555/50

PROFILE			
	Base Year:		1997
	Base Year Taxable Value:	$	89,520,330
	Projected Taxable Value (TY2014):	$	1,261,293,380
	Current Taxable Value (TY2013):	$	1,143,157,805
	Acres:		1728.91
	Administrator (Contact):		Theola Petteway
	Contact Number:		(713) 522-5154

NARRATIVE

Zone Purpose:

Tax Increment Reinvestment Zone Number Seven, City of Houston, Texas was created to provide a plan and programs needed to encourage investment and stimulate commercial, industrial and residential development in Old Spanish Trail, Almeda Road and Griggs Road corridors area, adjacent neighborhoods and Upper Third Ward including design and construction of roadways and streets, public utility systems, parks, environmental remediation and land acquisition.

In fiscal year 2014, the OST/Almeda Corridors TIRZ accomplished the following: (a) Completed installation of additional upgrades to the Park at Palm Center which included a new urban garden with shade structure for presentations on gardening, cooking, healthy living and sustainable development, additional playground equipment, and other park enhancements for both adults and children. This park is strategically located adjacent to the Palm Center complex and the Metropolitan Transit Authority's Southeast Rail Line's Palm Center station. (b) Construction documents were permitted, a construction contractor was selected, and Prime Contractors Inc. began construction of Emancipation Park and Community Center improvements on February 3, 2014. Joe Turner, HPARD Director, has obtained $5 million in private and state funding to supplement City of Houston and TIRZ #7 funding. Fund development for this major capital projects is ongoing. Improvements will include offsite parking, a new recreation building, renovation of the historic community center and pool house, installation of new playground equipment/splash park, trails, state-of-the-art geothermal heating & cooling system, public art and enhanced landscaping. (c) Complted the installation of various landscape enhancements in the right-of-way including medians along Old Spanish Trails from SH 288 to MLK and Griggs Road from OST to MLK. A dedication/ ribbon-cutting ceremony was held on April 28, 2014. (d) Permitting is underway for construction of right-of-way landscape and other pedestrian amenities in additional segments of Griggs Road from OST to Scott Street and adjacent streets. (e) Updates to the design of Dowling Street between Elgin and Dowling has been submitted to the City of Houston for approval. (f) Design of the new Young Neighborhood Library is underway. Perkins+Will is the architect. COH-General Services is managing this project with funding from TIRZ #7.

PROJECT PLAN

	Total Plan	Cumulative Expenses (to 6/30/13)	Variance
Capital Projects:			
Roadway and Sidewalk Improvements	$ 50,748,913	$ 14,958,775	$ 35,790,138
Public Utility Improvements	30,500,000	3,565,256	26,934,744
Parks and Park Improvements	10,000,000	7,074,423	2,925,577
Public Facility Improvements	6,000,000	1,035,792	4,964,208
Braes Bayou HCFCD Improvements	7,000,000	-	7,000,000
Braes Bayou Pedestrian Bridge Upgrades	3,000,000	-	3,000,000
Land Assembly, Site Preparation, Environmental Remediation	9,500,000	5,236,204	4,263,796
Business Development, Loss Mitigation Catalyst Project	5,000,000	-	5,000,000
Total Capital Projects	$ 121,748,913	$ 31,870,450	$ 89,878,463
Affordable Housing	3,500,000	-	3,500,000
School & Education/Cultural Facilities	26,260,451	8,120,801	18,139,650
Financing Costs	8,924,294	6,681,462	2,242,832
Administration Costs/ Professional Services	6,958,035	4,741,574	2,216,461
Creation Costs	-	-	-
Total Project Plan	$ 167,391,693	$ 51,414,287	$ 115,977,406

DEBT

Additional Financial Data	FY2014 Budget	FY2014 Estimate	FY2015 Budget
Debt Service	$ 2,467,753	$ 2,467,753	$ 2,469,059
Principal	$ 1,270,000	$ 1,270,000	$ 1,335,000
Interest	$ 1,197,753	$ 1,197,753	$ 1,134,059
	Balance as of 6/30/13	**Projected Balance as of 6/30/14**	**Projected Balance as of 6/30/15**
Year End Outstanding (Principal)			
Bond Debt	$ 25,105,000	$ 23,835,000	$ 22,500,000
Bank Loan	$ -	$ -	$ -
Line of Credit	$ -	$ -	$ -
Developer Agreement	$ -	$ -	
Other	$ -	$ -	$ -

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2015 BUDGET PROFILE

Fund Summary
Fund Name: OST/Almeda Corridors Redevelopment Au
TIRZ: 07
Fund Number: 7555/50

TIRZ Budget Line Items	FY2014 Budget	FY2014 Estimate	FY2015 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	$ 600,725	$ 22,003,288	$ 26,496,161
RESTRICTED Funds - Affordable Housing	$ -	$ -	$ -
RESTRICTED Funds - Bond Debt Service	$ 2,492,139	$ 4,960,175	$ 2,469,059
UNRESTRICTED Funds	$ 31,104,180	$ 6,902,460	$ 2,353,312
Beginning Balance	$ 34,197,044	$ 33,865,923	$ 31,318,532
City tax revenue	$ 5,914,502	$ 6,037,462	$ 6,776,129
County tax revenue	$ -	$ -	$ -
ISD tax revenue	$ 1,576,075	$ 1,616,951	$ 1,616,951
ISD tax revenue - Pass Through	$ -	$ 616,302	$ -
Community College tax revenue	$ -	$ -	$ -
Incremental property tax revenue	$ 7,490,577	$ 8,270,715	$ 8,393,080
	$ -	$ -	$ -
	$ 27,684	$ 9,429	$ 27,684
Miscellaneous revenue	$ 27,684	$ 9,429	$ 27,684
Interest Income	$ 48,000	$ 37,674	$ 48,000
Other Interest Income	$ 48,000	$ 37,674	$ 48,000
City of Houston (include grants)	$ 2,888,083	$ 726,342	$ 2,273,658
Grant Funds (include FTA & donors)	$ 482,250	$ 1,578,237	$ 12,695,182
Grant Proceeds	$ 3,370,333	$ 2,304,579	$ 14,968,840
	$ -	$ -	$ -
Proceeds from Bank Loan	$ -	$ -	$ -
Bond (Series 2013)	$ -	$ -	$ -
Contract Revenue Bond Proceeds	$ -	$ -	$ -
TOTAL AVAILABLE RESOURCES	$ 45,133,638	$ 44,488,319	$ 54,756,136

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2015 BUDGET PROFILE

Fund Summary
Fund Name: OST/Almeda Corridors Redevelopment Au
TIRZ: 07
Fund Number: 7555/50

TIRZ Budget Line Items	FY2014 Budget	FY2014 Estimate	FY2015 Budget
EXPENDITURES			
Accounting	$ 17,950	$ 16,295	$ 18,848
Administration Salaries & Benefits	$ 239,000	$ 239,000	$ 250,950
Auditor	$ 13,300	$ 11,000	$ 15,800
Bond Services/Trustee/Financial Advisor	$ 7,263	$ 7,210	$ 7,263
Property Account Mgmnt(Equi-Tax)	$ 8,500	$ 7,708	$ 8,500
Insurance	$ 5,000	$ 5,000	$ 7,500
Office Administration	$ 73,000	$ 73,000	$ 75,000
TIRZ Administration and Overhead	$ 364,013	$ 359,213	$ 383,861
Legal	$ 32,400	$ 32,400	$ 32,400
Program and Project Consultants	$ 32,400	$ 32,400	$ 32,400
Management consulting services	$ 396,413	$ 391,613	$ 416,261
Capital Expenditures (See CIP Schedule)	$ 19,576,243	$ 7,823,479	$ 38,725,017
TIRZ Capital Expenditures	$ 19,576,243	$ 7,823,479	$ 38,725,017
	$ -	$ -	$ -
	$ -	$ -	$ -
Developer / Project Reimbursements	$ -	$ -	$ -
Bond Debt Service (Series 2001)			
Principal	$ 450,000	$ 450,000	$ 470,000
Interest	$ 217,559	$ 217,559	$ 195,990
Bond Debt Service (Series 2010)			
Principal	$ 820,000	$ 820,000	$ 865,000
Interest	$ 980,194	$ 980,194	$ 938,069
System debt service	$ 2,467,753	$ 2,467,753	$ 2,469,059
TOTAL PROJECT COSTS	$ 22,440,409	$ 10,682,844	$ 41,610,337
Payment/transfer to ISD - educational facilities	$ 706,173	$ 747,138	$ 747,138
Payment/transfer to ISD - educational facilities (Pass Through)	$ -	$ 616,302	$ -
Administration Fees:			
City	$ 295,725	$ 301,873	$ 338,806
County	$ -	$ -	$ -
ISD	$ 25,000	$ 25,000	$ 25,000
HCC	$ -	$ -	$ -
Affordable Housing:			
City	$ -	$ -	$ -
County	$ -	$ -	$ -
ISD to City of Houston	$ -	$ -	$ -
Municipal Services	$ 796,630	$ 796,630	$ 896,630
Total Transfers	$ 1,823,528	$ 2,486,943	$ 2,007,574
Total Budget	$ 24,263,937	$ 13,169,787	$ 43,617,911
RESTRICTED Funds - Capital Projects		$ 26,496,161	$ 6,546,174
RESTRICTED Funds - Affordable Housing	$ -	$ -	$ -
RESTRICTED Funds - Bond Debt Service	$ 2,492,139	$ 2,469,059	$ 2,476,393
UNRESTRICTED Funds	$ 18,377,562	$ 2,353,312	$ 2,115,658
Ending Fund Balance	$ 20,869,701	$ 31,318,532	$ 11,138,225
Total Budget & Ending Fund Balance	$ 45,133,638	$ 44,488,319	$ 54,756,136

Notes:

EXHIBIT "B"

Fiscal Years 2015-2019 Capital Improvement Projects Budget for Tax Increment Reinvestment Zone Number Seven (Old Spanish Trail/Almeda Corridors Zone)

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								
			Through 2013	Projected 2014	2015	2016	2017	2018	2019	FY15 - FY19 Total	Cumulative Total (To Date)
D	T-0701A	OST & Griggs Landscape Project Phase II	$ 1,190,261	1,285,892	2,465,592	-	-	-	-	2,465,592	4,941,745
D	T-0706	Park @ Palm Center - Phase II	$ 958,126	904,513	62,704	-	-	-	-	62,704	1,925,343
D	T-0710	Real Property Land Assembly & Site Preparation	$ 36,888	31,437	830,956	-	-	-	-	830,956	899,281
D	T-0711	Historic Dowling Street Reconstuction	$ 7,168	16,392	4,528,943	-	-	3,335,436	4,055,576	11,919,955	11,943,515
D	T-0712	Emancipation Park and Community Center	$ 1,664,874	5,335,154	23,636,822	14,829,717	-	-	-	38,466,539	45,466,567
D	T-0718	Almeda Corridor Improvements - Phase IV	$ 142,828	108,952	-	-	-	-	-	-	251,780
D	T-0719	Library on Griggs Road	$ 140,130	141,138	7,200,000	-	-	-	-	7,200,000	7,481,268
D	T-0722	Greater Third Ward Neighborhood Project	$ -	-	-	222,000	1,800,000	1,300,000	664,000	3,986,000	3,986,000
Totals			$ 4,140,275	$ 7,823,479	$ 38,725,017	$ 15,051,717	$ 1,800,000	$ 4,635,436	$ 4,719,576	$ 64,931,746	$ 76,895,499

* NOTE:
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Source of Funds	Fiscal Year Planned Appropriations								
	Through 2013	Projected 2014	2015	2016	2017	2018	2019	FY15 - FY19 Total	Cumulative Total (To Date)
TIRZ Funds (include bonds)	3,847,582	5,518,899	23,756,177	3,130,538	1,800,000	4,635,436	4,719,576	38,041,727	47,408,208
City of Houston (includes grants)	-	726,342	2,273,658	-	-	-	-	2,273,658	3,000,000
Grants (includes FTA & Donors)	292,693	1,578,237	12,695,182	11,921,179	-	-	-	24,616,361	26,487,291
Other	-	-	-	-	-	-	-	-	-
Project Total	4,140,275	7,823,478	38,725,017	15,051,717	1,800,000	4,635,436	4,719,576	64,931,746	76,895,499

Project:	**OST & Griggs Landscape Project Phase II**	**City Council District**		**Key Map:**	533 & 534	**WBS.:** T-0701A
		Location:	D	**Geo. Ref.:**		
		Served:	D	**Neighborhood:**	68 & 83	
Description:	Design and installation of pedestrian amenities (benches, trash cans), ADA compliant sidewalks, ramps, crosswalks, public art, landscape median enhancements and other improvements, installation/upgrades to traffic signals.					
Justification:	Heavy pedestrian and mass transit patron usage require improved safety considerations.					

Operating and Maintenance Costs: ($ Thousands)

	2015	2016	2017	2018	2019	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/13	2014 Budget	2014 Estimate	2015	2016	2017	2018	2019	FY15 - FY19 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	15,000	-	-	-	-		-	$ -	$ -
2 Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3 Design	206,275	157,792	103,687	197,248	-	-	-	-	$ 197,248	$ 507,210
4 Construction	966,970	2,850,208	1,177,979	2,071,097	-	-	-	-	$ 2,071,097	$ 4,216,046
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	17,016	152,889	4,226	197,247	-	-	-	-	$ 197,247	$ 218,489
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	17,016	152,889	4,226	197,247	-	-	-	-	$ 197,247	$ 218,489
Total Allocations	$ 1,190,261	$ 3,175,889	$ 1,285,892	$ 2,465,592	$ -	$ -	$ -	$ -	$ 2,465,592	$ 4,941,745
Source of Funds										
TIRZ Funds (includes bonds)	897,568	1,964,389	707,655	247,040	-	-	-	-	$ 247,040	$ 1,852,263
City of Houston (include grants)	-	-	-	-	-	-	-	-	$ -	$ -
Grant Funds (include FTA & donors)	292,693	1,211,500	578,237	2,218,552	-	-	-	-	$ 2,218,552	$ 3,089,482
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ 1,190,261	$ 3,175,889	$ 1,285,892	$ 2,465,592	$ -	$ -	$ -	$ -	$ 2,465,592	$ 4,941,745

Project:	**Park @ Palm Center - Phase II**	**City Council District**		**Key Map:**	534	**WBS.:**	**T-0706**
		Location:	D	**Geo. Ref.:**			
		Served:	D	**Neighborhood:**	68		
Description:	Design and construct additional amenities and public art for newly constructed public park adjacent to METRORAIL Transit Station at Palm Center creating a "smart park."						
Justification:	Additional amenities will be added to better fit patrons of the new and adjacent METRO Transit Station at Palm Center.						

Operating and Maintenance Costs: ($ Thousands)

	2015	2016	2017	2018	2019	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/13	2014 Budget	2014 Estimate	2015	2016	2017	2018	2019	FY15 - FY19 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	$ -	$ -
2 Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3 Design	927,296	108,904	5,503	-	-	-	-	-	$ -	$ 932,799
4 Construction	-	702,920	883,359	-	-	-	-	-	$ -	$ 883,359
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-			-	-	-	-	$ -	$ -
7 Other	30,830	49,947	15,651	62,704	-	-	-	-	$ 62,704	$ 109,185
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	30,830	49,947	15,651	62,704	-	-	-	-	$ 62,704	$ 109,185
Total Allocations	$ 958,126	$ 861,771	$ 904,513	$ 62,704	$ -	$ -	$ -	$ -	$ 62,704	$ 1,925,343
Source of Funds										
TIRZ Funds (includes bonds)	958,126	861,771	904,513	62,704	-	-	-	-	$ 62,704	$ 1,925,343
City of Houston (include grants)	-	-	-	-	-	-	-	-	$ -	$ -
Grant Funds (include FTA & donc	-	-	-	-	-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ 958,126	$ 861,771	$ 904,513	$ 62,704	$ -	$ -	$ -	$ -	$ 62,704	$ 1,925,343

Project:	**Real Property Land Assembly & Site Preparation**	**City Council District**	**Key Map:** 493, 494, 533 & 534	**WBS.:**	**T-0710**
		Location: D	**Geo. Ref.:**		
		Served: D	**Neighborhood:** 66, 67, 68 & 83		
Description:	Acquisition, remediation, and site preparation of land for General Redevelopment, Public, Cultural and Recreational Facilities including Adequate Parking.				
Justification:	Planned improvements at targeted locations will further enhance the quality of life residents, businesses and other stakeholders in the zone.				

Operating and Maintenance Costs: ($ Thousands)

	2015	2016	2017	2018	2019	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/13	2014 Budget	2014 Estimate	2015	2016	2017	2018	2019	FY15 - FY19 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	$ -	$ -
2 Acquisition	-	827,511	-	800,000	-	-	-	-	$ 800,000	$ 800,000
3 Design	-	-	-	-	-	-	-	-	$ -	$ -
4 Construction	-	-	-	-	-	-	-	-	$ -	$ -
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	36,888	6,100	31,437	30,956	-	-	-	-	$ 30,956	$ 99,281
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	36,888	6,100	31,437	30,956	-	-	-	-	$ 30,956	$ 99,281
Total Allocations	$ 36,888	$ 833,611	$ 31,437	$ 830,956	$ -	$ -	$ -	$ -	$ 830,956	$ 899,281
Source of Funds										
TIRZ Funds (includes bonds)	36,888	833,611	31,437	830,956	-	-	-	-	$ 830,956	$ 899,281
City of Houston (include grants)	-	-	-	-	-	-	-	-	$ -	$ -
Grant Funds (include FTA & donors	-	-	-		-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ 36,888	$ 833,611	$ 31,437	$ 830,956	$ -	$ -	$ -	$ -	$ 830,956	$ 899,281

Project:	**Historic Dowling Street Reconstuction**	**City Council District**		**Key Map:**	493 & 533	**WBS.:**	**T-0711**
		Location:	D	**Geo. Ref.:**			
		Served:	D	**Neighborhood:**	68 & 83		
Description:	Major roadway, public utilities, enhanced sidewalks, enhanced street lights, pedestrian amenities and public art on Dowling Street from SH-45 to Southmore.						
Justification:	Roadway, utilities and sidewalks are in poor condition. Dowling was formerly the "downtown" corridor of the historic Third Ward.						

Operating and Maintenance Costs: ($ Thousands)

	2015	2016	2017	2018	2019	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/13	2014 Budget	2014 Estimate	2015	2016	2017	2018	2019	FY15 - FY19 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	$ -	$ -
2 Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3 Design	6,850	-	16,392	51,608	-	-	36,401	-	$ 88,009	$ 111,251
4 Construction	-		-	4,285,600	-	-	2,919,500	3,621,050	$ 10,826,150	$ 10,826,150
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	318	-	-	191,735	-	-	379,535	434,526	$ 1,005,796	$ 1,006,114
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	318	-	-	191,735	-	-	379,535	434,526	$ 1,005,796	$ 1,006,114
Total Allocations	$ 7,168	$ -	$ 16,392	$ 4,528,943	$ -	$ -	$ 3,335,436	$ 4,055,576	$ 11,919,955	$ 11,943,515
Source of Funds										
TIRZ Funds (includes bonds)	7,168	-	16,392	4,528,943	-	-	3,335,436	4,055,576	11,919,955	11,943,515
City of Houston (include grants)	-	-	-	-	-	-	-	-	$ -	$ -
Grant Funds (include FTA & donors)	-	-	-	-	-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ 7,168	$ -	$ 16,392	$ 4,528,943	$ -	$ -	$ 3,335,436	$ 4,055,576	$ 11,919,955	$ 11,943,515

Project:	Emancipation Park and Community Center	City Council District	Key Map:	493	WBS.: T-0712
		Location: D	Geo. Ref.:		
		Served: D	Neighborhood:	67	

Description: Redevelopment of historic park and facilities including a renovated community center, new recreation building, renovated pool house playground/splash park, recreation/sports areas and parking.

Justification: Emanicipation Park was founded by former slaves to celebrate the freedom of slaves in the State of Texas. Project will refine and preserve historic elements of the park while creating functional green space for the surrounding neighborhoods and serve as a designation for local, state,

Operating and Maintenance Costs: ($ Thousands)

	2015	2016	2017	2018	2019	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/13	2014 Budget	2014 Estimate	2015	2016	2017	2018	2019	FY15 - FY19 Total	Cumulative Total (To Date)
Phase											
1	Planning	359,631	-	-	-	-	-	-	-	$ -	$ 359,631
2	Acquisition	-	-	726,342	-	-	-	-	-	$ -	$ 726,342
3	Design	1,295,176	1,760,000	1,653,291	688,567	-	-	-	-	$ 688,567	$ 3,637,034
4	Construction	-	2,636,000	2,948,545	20,034,020	7,503,912	-	-	-	$ 27,537,932	$ 30,486,477
5	Equipment	-	-	-	1,070,052	-	-	-	-	$ 1,070,052	$ 1,070,052
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	10,067	190,000	6,976	1,844,183	7,325,805	-	-	-	$ 9,169,988	$ 9,187,031
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		10,067	190,000	6,976	1,844,183	7,325,805	-	-	-	$ 9,169,988	$ 9,187,031
Total Allocations		$ 1,664,874	$ 4,586,000	$ 5,335,154	$ 23,636,822	$ 14,829,717	$ -	$ -	$ -	$ 38,466,539	$ 45,466,567
Source of Funds											
TIRZ Funds (includes bonds)		1,664,874	4,586,000	3,608,812	10,886,534	2,908,538	-	-	-	$ 13,795,072	$ 19,068,758
City of Houston (include grants)		-	-	726,342	2,273,658	-	-	-	-	$ 2,273,658	$ 3,000,000
Grant Funds (include FTA & donors)		-	-	1,000,000	10,476,630	11,921,179	-	-	-	$ 22,397,809	$ 23,397,809
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ 1,664,874	$ 4,586,000	$ 5,335,154	$ 23,636,822	$ 14,829,717	$ -	$ -	$ -	$ 38,466,539	$ 45,466,567

Project: Almeda Corridor Improvements - Phase IV	City Council District		Key Map:	493 & 533	WBS.: T-0718
	Location:	D	Geo. Ref.:		
	Served:	D	Neighborhood:	66 & 67	

Description: Installation of enhanced pedestrian amenities and street lighting between Hermann Drive and Holcombe on Almeda. Project includes landscaping, public art, street trees, public parking and other amenities along Almeda between Cleburne and Old Spanish Trail.

Justification: Pedestrian improvements on Almeda will enhance pedestrian environment along transit corridor and facilitate redevelopment of the area.

Operating and Maintenance Costs: ($ Thousands)

	2015	2016	2017	2018	2019	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/13	2014 Budget	2014 Estimate	2015	2016	2017	2018	2019	FY15 - FY19 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	$ -	$ -
2 Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3 Design	39,984	57,000	24,698	-	-	-	-	-	$ -	$ 64,682
4 Construction	99,607	380,000	83,254	-	-	-	-	-	$ -	$ 182,861
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	3,237	26,650	1,000	-	-	-	-	-	$ -	$ 4,237
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	3,237	26,650	1,000	-	-	-	-	-	$ -	$ 4,237
Total Allocations	$ 142,828	$ 463,650	$ 108,952	$ -	$ -	$ -	$ -	$ -	$ -	$ 251,780
Source of Funds										
TIRZ Funds (includes bonds)	142,828	463,650	108,952	-	-	-	-	-	$ -	$ 251,780
City of Houston (include grants)	-	-	-	-	-	-	-	-	$ -	$ -
Grant Funds (include FTA & donors	-	-	-	-	-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ 142,828	$ 463,650	$ 108,952	$ -	$ -	$ -	$ -	$ -	$ -	$ 251,780

Project:	**Library on Griggs Road**	**City Council District**		**Key Map:**		
		Location:	D	**Geo. Ref.:**	**WBS.:**	**T-0719**
		Served:	D	**Neighborhood:**		

Description: Design and construct state-of-the-art public library at 5107 Griggs Road. Project costs includes land acquistion, demolition and site preparation.

Justification: New public library is needed to serve the growing residential population in the area and will stimulate redevelopment in the Palm Center area.

Operating and Maintenance Costs: ($ Thousands)

	2015	2016	2017	2018	2019	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

	Project Allocation	Projected Expenses thru 6/30/13	2014 Budget	2014 Estimate	2015	2016	2017	2018	2019	FY15 - FY19 Total	Cumulative Total (To Date)
	Phase										
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	132,000	210,751	132,000	-	-	-	-	-	$ -	$ 264,000
4	Construction	-	-		7,200,000		-	-	-	$ 7,200,000	$ 7,200,000
5	Equipment	-		-			-	-	-	$ -	$ -
6	Close-Out	-		-			-	-	-	$ -	$ -
7	Other	8,130		9,138			-	-	-	$ -	$ 17,268
		-		-			-	-	-	$ -	$ -
		-		-			-	-	-	$ -	$ -
		-		-			-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	8,130	-	9,138	-	-	-	-	-	$ -	$ 17,268
	Total Allocations	$ 140,130	$ 210,751	$ 141,138	$ 7,200,000	$ -	$ -	$ -	$ -	$ 7,200,000	$ 7,481,268
	Source of Funds										
	TIRZ Funds (includes bonds)	140,130	7,281,123	141,138	7,200,000		-	-	-	$ 7,200,000	$ 7,481,268
	City of Houston (include grants)	-	-	-	-	-	-	-	-	$ -	$ -
	Grant Funds (include FTA & donors	-	-	-	-	-	-	-	-	$ -	$ -
	Other	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ 140,130	$ 7,281,123	$ 141,138	$ 7,200,000	$ -	$ -	$ -	$ -	$ 7,200,000	$ 7,481,268

Project:	**Greater Third Ward Neighborhood Project**	**City Council District**		**Key Map:**	**WBS.:**	**T-0722**
		Location:	D	**Geo. Ref.:**		
		Served:	D	**Neighborhood:**		

Description: Assessment of public infrastructure in residential streets in the Upper Third Ward and design and install public improvements including landscaping, pedestrian amenities and public art to stimulate develoment in the area.

Justification: Street segments, public utilities and sidewalks are in poor condition in residential areas adjacent to activity centers. Adequate infrastructure for adjacent areas will increase consumer base for retail/commerical development.

Operating and Maintenance Costs: ($ Thousands)

	2015	2016	2017	2018	2019	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/13	2014 Budget	2014 Estimate	2015	2016	2017	2018	2019	FY15 - FY19 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	200,000	-	-	-	$ 200,000	$ 200,000
2 Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3 Design	-	-	-	-	10,000	900,000	-	-	$ 910,000	$ 910,000
4 Construction	-	-		-	-	800,000	1,200,000	600,000	$ 2,600,000	$ 2,600,000
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-		-	-	-	-	-	$ -	$ -
7 Other	-	-	-	-	12,000	100,000	100,000	64,000	$ 276,000	$ 276,000
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-	-	12,000	100,000	100,000	64,000	$ 276,000	$ 276,000
Total Allocations	$ -	$ -	$ -	$ -	$ 222,000	$ 1,800,000	$ 1,300,000	$ 664,000	$ 3,986,000	$ 3,986,000
Source of Funds										
TIRZ Funds (includes bonds)	-	-	-	-	222,000	1,800,000	1,300,000	664,000	$ 3,986,000	$ 3,986,000
City of Houston (include grants)	-	-	-	-	-	-	-	-	$ -	$ -
Grant Funds (include FTA & donc	-	-	-	-	-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ -	$ -	$ -	$ 222,000	$ 1,800,000	$ 1,300,000	$ 664,000	$ 3,986,000	$ 3,986,000